

**EXHIBIT A – FINDINGS**  
**DRC2014-00159 / AT&T COMMUNICATIONS & T-MOBILE**

***CEQA Exemption***

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and will visually blend in with the surrounding rural/agrarian landscape. The proposed project will not result in a loss of habitat for the San Joaquin kit fox because the subject parcel is surrounded by a fence.

***Conditional Use Permit***

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code. The project meets the visual screening standard for wireless communications facilities since it incorporates a design that blends with the surrounding rural/agrarian landscape and therefore will not be discernible to the public as a wireless communications facility.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because while the wireless communications facility is not a use that is inherently compatible with the character of the surrounding lands and uses, the project has been designed to blend with the existing rural/agrarian visual setting.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Soda Lake Road, a local road constructed to a level able to handle any additional traffic associated with the project.